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Real Estate Economists, Appraisers and Counselors



CONSTRUCTION COSTS ON AN 8-FAMILY GARDEN-TYPE APARTMENT

Total cost: \$87,600 (\$1.09 per cu. ft.; \$10.38 per sq. ft. of floor area)
Content: 80,199 cu. ft.
Total floor area: 8,442 sq. ft. (4,221 sq. ft. per floor)

THERE has been a considerable amount of activity in the construction of new garden-type apartments in most of our more populated urban areas in the last two to three years. Many of these developments include playground facilities for children and often a swimming pool for the tenants.

We have had a number of inquiries as to replacement costs on this particular type of project. Consequently, we endeavored to develop accurate estimates for a building that could be considered typical as to size, construction, and location.

The building selected is two stories of contemporary design, flat roof, no basement, 10-inch masonry walls (cavity), fully air-conditioned, on a relatively level site.

The outside measurements of the building are approximately 98'6" x 43'; all partitions and interior walls and ceilings are plastered. Each apartment has two bedrooms, living room, dining alcove, kitchen, bath, and utility room. The utility rooms each contain a gas-fired forced-air furnace, hot water heater, space and services for automatic washer and dryer. The stairways to the second-floor apartments are poured-in-place structural concrete. Each apartment is provided with two one-ton through wall self-contained air-conditioning units.

BUILDING COST DATA

The total building floor area, including the exterior walls, is 8,442 square feet and the total content is 80,199 cubic feet. The total cost, including architect's fee, contractor's profit, but excluding any financing costs, land or land improvements, is \$87,600, or \$1.09 per cubic foot. The cost per square foot of floor area, including the exterior walls, is \$10.38.

The itemized breakdown of construction and unit costs is as follows:

BREAKDOWN OF CONSTRUCTION AND UNIT COSTS ON 8-FAMILY APARTMENT BUILDING

	Total cost	Cost per sq. ft. floor area	Cost per cu. ft.	% of total cost
Excavating and grading	\$ 620	\$.07	\$.008	0.71
Concrete foundation	2,545	.30	.032	2.91
Finish concrete	3,313	.39	.041	3.78
Brickwork	13,080	1.55	.163	14.93
Carpentry, lumber, insurance & taxes	10,715	1.27	.134	12.23
Millwork, metal door jambs	1,480	.18	.018	1.69
Rough & finish hardware	740	.09	.009	0.84
Aluminum sash	960	.11	.012	1.10
Plumbing	8,995	1.07	.112	10.27
Electric work & fixtures	3,875	.46	.048	4.42
Heating & sheet metal	3,617	.43	.045	4.13
Air conditioning units	4,187	.50	.052	4.78
Kitchen cabinets	1,740	.21	.022	1.99
Plastering	7,125	.84	.089	8.13
Ceramic tile & marble work	1,360	.16	.017	1.55
Roofing	825	.10	.010	0.94
Painting	1,462	.17	.018	1.67
Structural steel	732	.09	.009	0.84
Insulation	450	.05	.006	0.51
Finish floors	3,304	.39	.041	3.77
Miscellaneous, mailboxes, etc.	1,460	.17	.018	1.67
Contractor's overhead & profit	10,880	1.29	.136	12.42
Architect's fee	4,135	.49	.052	4.72
Total	\$87,600	\$10.38	\$1.092	100.00

GENERAL SPECIFICATIONS

Space does not permit an account of the detailed specifications for this building. The following specifications are general in nature, but give sufficient information to indicate the manner and type of construction.

General Conditions. Contractor shall provide all services and facilities necessary for the proper prosecution of the work; provide public liability, property damage and workmen's compensation insurance. All materials used shall be sound, new and of good quality. All work shall be done in a skillful and workmanlike manner.

Excavation and Grading. This contractor shall excavate for the footings, foundation, and wall, to grades and lines as established by the general contractor. He shall do all filling, backfilling and grade and place the excavated earth to form the finished grade levels of the building. Grade excess dirt around the site to provide a uniformly graded site.

Reinforced Concrete - Finish Concrete. Contractor is responsible for the following work: All necessary forms for foundation, walls, footings, concrete stairways, furnish and install all reinforcing steel as shown on plans, furnish and place all ready-mixed concrete for footings, walls, stairways, floor slabs and porches. All finished concrete shall have a monolithic finish. All concrete shall have a minimum of five sacks of cement per cubic yard.

Brickwork. Furnish and install all brick, haydite blocks and mortar to do brickwork as shown on plans. Brick shall be buff brick to be selected by owner at \$55 per thousand.

Electrical Work. Do all electrical work as shown on plans to conform to city code.

Structural Steel. Furnish and install all structural steel, miscellaneous iron, railings, lintels as shown on plans.

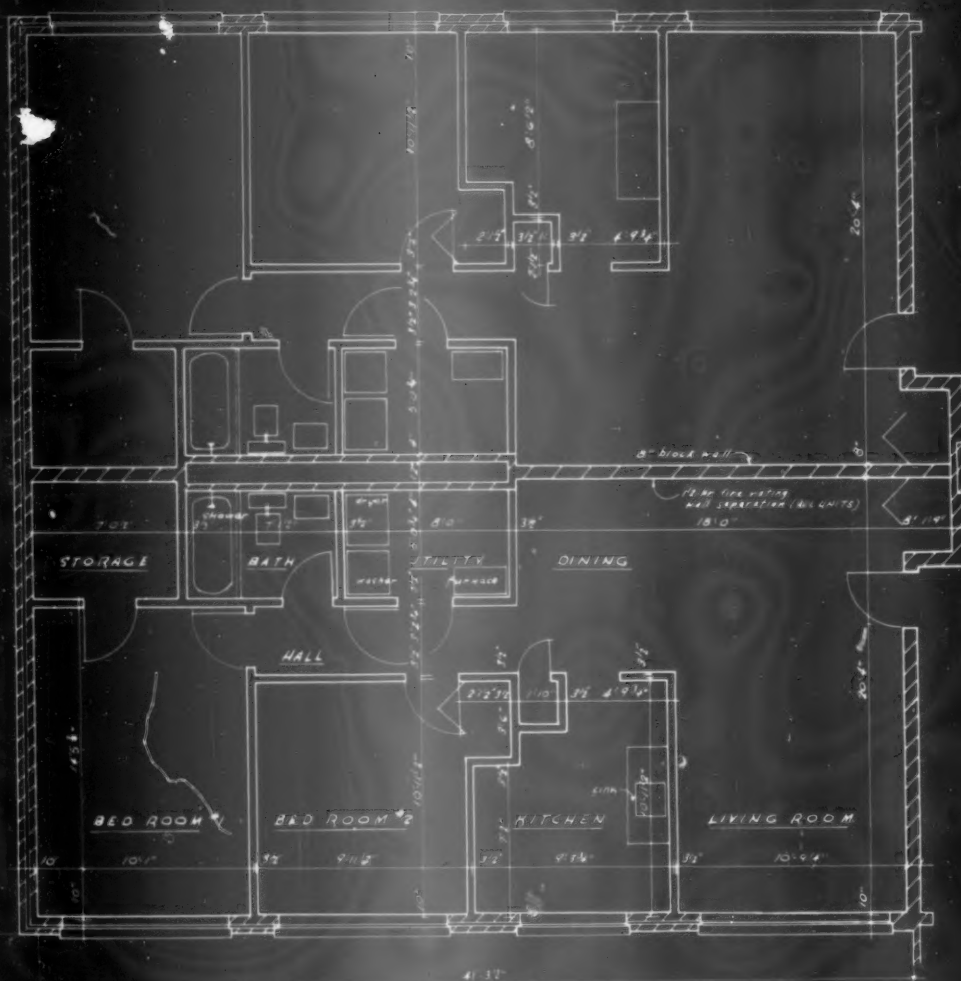
Plumbing. Furnish and install all soil, waste and vent lines, water piping, plumbing fixtures and water heaters as shown on plans. Provide all necessary permits for plumbing work. Do all work necessary to provide a complete system. Furnish and install all gas piping to furnaces, heaters, and kitchens.

Carpentry - Lumber - Millwork. Furnish and install all doors, lumber, rough hardware and miscellaneous trim to do work as shown on drawings. Install aluminum sash and steel door jambs. Install finish hardware.

Roofing. Install a 15-year tar and gravel roof. Do all necessary flashing around vents, stacks, chimneys and firewalls.

PART OF FIRST FLOOR PLAN SHOWING TYPICAL UNIT

FIRST FLOOR PLAN



Finish Hardware. Allow \$740 for rough and finish hardware.

Caulking and Weatherstripping. Caulk around all aluminum sash, interior and exterior doors in masonry walls. Furnish and install aluminum saddle thresholds on all exterior doors.

Marble Sills. Furnish and install 3/4-inch Tennessee marble sills on the interior of all aluminum sash.

Asphalt Tile. Cover all floors on first floor, and halls, kitchens, baths and utility rooms on second floor with 9 x 9 x 1/8" thick asphalt tile in Group "C."

Glass and Glazing. Furnish and install DSA glass in all aluminum sash and all interior and exterior doors and transoms as called for in the drawings. All glass shall be set in a bed of glazing compound.

Aluminum Sash. Furnish aluminum horizontal sliding windows in sizes as shown on plans.

Kitchen Cabinets. Furnish painted steel kitchen cabinets as shown on plans complete with plastic laminated sink top and porcelain on steel bowl for each apartment.

Ceramic Tile. Furnish and install ceramic tile wainscot on all walls around bathtub to dropped ceiling. Tile to be set in approved mastic, colors to be selected by owner.

Insulation. Provide fully insulated roof using full thick rock wool or Fiber-glas batts stapled between joists.

Oak Floors. This contractor shall furnish and install 13/16" select red oak strip flooring in the second-floor apartments as shown on plans and in finish schedule.

Plastering. This contractor shall plaster all interior faces of the exterior walls, ceilings, and interior masonry walls with three coats plaster. The wood stud walls and ceilings shall be lathed with 3/8" rock lath and plastered. Final coat on all walls except bathtub alcove shall be sand finish. Bathtub alcove shall be smooth finish. Provide corner beads around interior of all sash openings.

Heating System. Contractor shall install a complete gas-fired, forced-air heating system in each apartment complete with necessary vents and air supply to provide for 75° F inside at 0° outside.

Air Conditioning. Provide two 12,000 BTU through wall self-contained window-type air conditioning units complete with proper metal sleeves and fitting to make a complete installation as shown on plans in each apartment.

Sheet Metal Work. Contractor shall install all galvanized iron gutters, downspouts and flashing as shown on plans.

Painting. Contractor shall furnish all labor and material to paint all exterior woodwork and millwork with three coats of lead and oil paint. He shall also paint the interior metal door jambs in colors as selected by the owner and shellac and varnish all interior doors and woodwork.

